

STATE BUILDING CODE INTERPRETATION NO. I-11-04

July 1, 2004

The following is offered in response to your June 23, 2004 request for a formal interpretation of the provisions of the 1995 CABO One and Two Family Dwelling Code and the BOCA National Building Code/1996 portions of the 1999 State Building Code as they pertain to the removal of manufactured housing (mobile homes).

Question: Is a demolition permit required to remove a mobile home that has been installed in accordance with the provisions of Appendix A of the 1995 CABO One and Two Family Dwelling Code or the provisions of Section 420 of the BOCA National Building Code/1996 (both referenced codes being portions of the 1999 State Building Code)?

Answer: No, if the method of removal is to re-install wheels on the permanent chassis and tow the unit away. Section 420 of the BOCA Code makes it clear that mobile units are "designed to be moved from one site to another", and the CABO Code defines a manufactured home as one which is transportable in one or more sections and built on a permanent chassis. Thus, using the unit in a manner in which it was intended does not require application for a demolition permit. While the process of disconnecting the unit from site utilities and its foundation system may entail the need for electrical or plumbing permits based on the extent of the work, preparing the unit to be towed away does not require a demolition permit. If, on the other hand, the unit is to be dismantled or demolished in situ (if, for instance, the unit is partially destroyed by fire or storm and is incapable of being moved on its chassis), a demolition permit would then be required.